

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Sleepy Hollow Farm  
other names VDHR File Number 053-0273

### 2. Location

street & number 39902 Thomas Mill Road      not for publication  
city or town Leesburg ☒ vicinity  
state Virginia code VA county Loudoun code 107 zip code 20175

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐  
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does  
not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐  
See continuation sheet for additional comments).

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby, certify that this property is:

- ☐ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National  
Register.  
☐ See continuation sheet.  
☐ Determined not eligible for the National  
Register.  
☐ removed from the National Register.  
☐ other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 5. Classification

### Ownership of Property (Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property (Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property (Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	3	buildings
0	0	sites
0	0	structures
0	0	objects
2	3	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

### number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

### Current Functions

(Enter categories from instructions)

DOMESTIC: Single dwelling

DOMESTIC: Secondary structure

## 7. Description

### Architectural Classification

(Enter categories from instructions)

COLONIAL

EARLY REPUBLIC: Federal

### Materials

(Enter categories from instructions)

foundation STONE

walls STONE

WOOD: Weatherboard

roof METAL: Tin

other

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ **B** Property associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

### Area of Significance

(Enter categories from instructions)

ARCHITECTURE

EXPLORATION/SETTLEMENT

AGRICULTURE

### Period of Significance

1769 – 1913

### Significant Dates

1769

circa 1820

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

### Previous documentation on files (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record  
# \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

\_\_\_\_\_

## 10. Geographical Data

Acreage of Property 14.5

### UTM References

(Place additional UTM references on a continuation sheet)

1	1 8	2 7 3 2 1 6	4 3 3 2 5 7 3	3	1 8	2 7 3 0 9 4	4 3 3 2 8 1 3
	Zone	Easting	Northing		Zone	Easting	Northing
2	1 8	2 7 3 2 0 4	4 3 3 2 6 7 9	4	1 8	2 7 3 1 0 1	4 3 3 2 9 8 4

☒ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

name/title Dean Doerrfeld and Kathryn Dixon  
Organization R. Christopher Goodwin & Associates, Inc. date June 1, 2006  
street & number 241 East 4<sup>th</sup> Street, Suite 100 telephone 301.694.0428  
city or town Frederick state Maryland zip code 21701

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of SHPO or FPO)

name Daniel S. and Rebecca B. Costello  
street & number 39902 Thomas Mill Road telephone 703.777.0716  
city or town Leesburg state VA zip code 20175

**Paperwork Reduction Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Sleepy Hollow Farm**  
**Loudoun County, Virginia**

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## **SUMMARY DESCRIPTION:**

Sleepy Hollow Farm is located north of Thomas Mill Road southwest of Leesburg, Loudoun County, Virginia. The house is oriented to the south and is sited at the bottom of a shallow valley. The house lies within a landscaped houselot. The surrounding acreage is mowed grasses and scattered, wooded areas. The extant house at Sleepy Hollow Farm is a five-bay, side-gable, irregularly massed building of stone and frame construction. Based on structural evidence detailed in the description below, the house exhibits several periods of construction. The first period saw the construction of the two-story, side-gable, three-bay, stone dwelling in 1769. This date is supported by a stone in the wall of the south elevation that carries the inscription "1769 Bt." The interior spaces included two first-level rooms with fireplaces on the opposing gable walls, closely reflecting a hall-and-parlor plan.

Interior embellishment of the first level exhibits stylistic influences of the Federal period of the late eighteenth to early nineteenth centuries. This modernization of interior space is contemporary with the construction of the eastern addition (circa 1820). Mantel and press details of the stone house at Sleepy Hollow Farm utilize the fluted pilasters, detailed architrave, and gougework of the early nineteenth century. The use of repetitive grooves for chimney pieces became especially popular in the early nineteenth century and is seen in all three mantels of the first construction period at Sleepy Hollow Farm. The second building period saw the construction of a one-story, two-bay, stone addition to the east of the original structure circa 1820. The building rests on a raised basement giving the visual impression of a two-story building. Modifications to the upper level of the 1769 structure included the installation of a central, transverse hall flanked by chambers. The installation of the Federal-style mantels, presses, and detailing in the original building likely took place at this time as the house expanded, and the rooms assumed a more formal function.

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A late-twentieth-century addition (circa 1980) lies to the north of the one-story section. This section of the building houses a kitchen, two bedrooms, an informal eating area, and two-and-one-half baths. The construction of this two-story section of the building extended the front roof slope of the circa 1820 addition, raising the ridge to allow for the installation of two dormers.

Secondary resources at Sleepy Hollow Farm include: a stone springhouse, a contributing building; a concrete block barn, a pre-fabricated metal barn, and a frame guest house, all non-contributing buildings.

## **Research Methods:**

The analysis of Sleepy Hollow Farm presented in this National Register of Historic Places nomination was based on an examination of the existing structures and research of primary and secondary sources. Primary archival sources included the Loudoun County Land Records, Loudoun County Wills, Loudoun County Patent Records, Loudoun County Land Taxes, Loudoun County Chancery Court Records, and the manuscript Census of Agriculture. Online sources included the Loudoun County Mapping System and U.S. Census data. Additional research was conducted at the Thomas Balch Library in Leesburg.

## **General Description:**

### **Primary Resource**

The original section of the 1769 house at Sleepy Hollow Farm, exhibits a two-story, side-gable dwelling with a hall-and-parlor plan. An inscribed stone in the south wall of the building supports the 1769 date of construction. This section of the building is supported by a stone foundation creating a full cellar. The section is two stories in height and is constructed of uncoursed fieldstone. A four-panel door topped by a four-light transom is centered in the facade. Fenestration includes nine-over-six-light, double-hung, wood-sash windows on the first level and six-over-six-light, double-hung, wood-sash windows on the upper floor. All window openings

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are framed by stone lintels and wood sills. The window frames are pegged and trimmed with a molded architrave. The front door is approached by a single run of brick stairs terminating at a covered porch. The porch is supported by a stone foundation. The area under the eastern portion of the porch is floored with brick. Chamfered wood posts support the porch roof, and beaded rails span the area between posts. The shed roof of the porch is sheathed with standing-seam metal, and the half gables are clad in weatherboard. The eave of the original dwelling is decorated with a wooden cornice accented with fluted panels and crossing gougework. The roof is covered with standing-seam metal and interior-end chimneys rise from both gable walls.

The rear wall of the original building is at grade and accessed through a four-panel door topped by a four-light transom. The window configuration of the facade is repeated on the rear wall with two six-over-six-light, double-hung, wood-sash windows flanking the door and symmetrically placed nine-over-nine-light, double-hung, wood-sash windows on the upper level. The rear cornice is also decorated with fluted panels, but the crossing gougework of the facade is not repeated on the secondary elevation.

The gable walls of the original portion of the building are pierced by two openings corresponding to the attic space of the house. The openings contain either a louvered vent or a four-light, wood-sash window. The verge of the building is flush and trimmed with a tapered vergeboard.

A stone addition was constructed to the east side of the original dwelling circa 1820. The addition currently is one-and-one-half stories and rests on a raised cellar. The facade of the stone addition is asymmetrically fenestrated with a six-light over four-panel door at the southeast corner of the cellar level and a centrally-located, double, six-over-six-light, double-hung, wood-sash window in the center. Two six-over-six-light, double-hung, wood-sash windows pierce the upper level--one is located directly over the door and the second is near the southwest corner of

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the addition. The openings of this addition have been modified. The double window of the lower level exhibits infill beneath the sill indicating that the opening once extended to grade. A second alteration is located beneath the western window of the upper level. Variations in stonework and mortar composition indicate the removal and subsequent enclosure of a door opening. This section of the building lacks the ornamental cornice of the original dwelling. The roof is covered in standing-seam metal, and an interior-end chimney is located on the eastern wall. This chimney presently lies along the forward slope of the roof but was originally centered on the ridge. The two gable-roof dormers are sheathed in wood siding and pierced by six-over-six-light, double-hung, wood-sash windows.

The circa 1980 frame addition extends from the rear wall of the one-story stone addition. The construction of this section extended the forward slope of the roof upward to a higher ridge. A cross-gable section then extended northward from this section. The frame addition rests on a concrete foundation and terminates in a standing-seam metal roof. A concrete masonry unit stack rises from the north wall of the cross-gable portion of the addition. The eastern wall of the addition is pierced by six-over-six-light, double-hung, wood-sash windows on both levels. A bay window with copper roof illuminates the informal eating area. A pressure-treated wood deck provides access to the single-leaf door of the addition. The walls are clad in weatherboard.

While the interior spaces of the house show limited modification with some replacement wall finishes, the building retains much of its historic fabric. The cellar of the original portion of the building is accessed through a bulkhead opening on the west wall. The entire cellar displays evidence of a whitewash finish. The first-floor joists are stripped logs averaging about eight inches in diameter. Window openings in the cellar align with the windows of the first floor, and the cellar opening in the eastern section of the facade retains an early security grille of vertical wooden slats. The window openings are splayed with whitewashed reveals. The heads of the cellar openings are supported by sash-sawn lintels. The rear wall contains two openings;



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however, these are infilled with concrete masonry units, and the exterior evaluation shows these openings now lie below grade. Stone chimney bases lie on each transverse wall. The relieving arch is composed of sash-sawn timbers. To the left of the eastern chimney base, a whitewash ghost indicates the removal of a narrow, winding stair descending from the first floor to the cellar. Gravel covers the cellar floor.

The first floor of the original portion of the house retains high levels of integrity in its ornamental woodwork, mantels, and press. The woodwork is extremely well executed and exhibits a refinement of detail not common in rural vernacular dwellings. The west room is the smaller of the first-floor rooms. The mantel is centered on the wall and features a three-part, broken-front mantelshelf with candle-and-flame motif gougework on the cornice. Three-part pilasters with recessed panels support the mantel shelf with a capital ornamented with gougework. The mantel is flanked by presses. Each press is detailed with two-part pilasters. The lower portion features a recessed panel; the upper portion is concave and reeded. Decorative capitals top the pilasters. A frieze and cornice connect the pilasters of each press. Fluted panels separated by crossing gougework ornament the frieze, and the cornice is detailed with dot-diaper relief. The upper portion of the press is opened by six-panel doors with two-panel doors enclosing the lower portion. The eastern room also displays a detailed mantel. This mantel is ornamented similarly to the one in the western room with a broken shelf, candle-and-flame gougework, and attached pilasters. The primary difference is that the central elements of the pilasters are fluted rather than recessed panels. The window and door reveals of both rooms are boxed with reeding. A three-part architrave trims the doors and windows of both rooms.

The second floor of the original section of the building is accessed from a stair located in the circa 1980 frame addition, and currently contains two rooms, a half bath, and two hall closets. The largest room of this level is the bedroom on the west side of the building. The window

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reveals are paneled, and the sash are trimmed with beaded casings. A molded chair rail encircles the room. The most elaborate feature is the mantel centered on the west wall. The mantel features chevron reeding in the lower panels of the pilasters and an arched-top, recessed panel in the upper portion. The upper panel is framed by gougework moldings replicating the links of a chain while the lower panel is accented with rope molding. Projections accent the mantel-shelf above each pilaster. The architrave is fully reeded with a raised diamond motif in its center. Projecting, diagonal relief accents the cornice. The remaining room on the upper level is a small chamber currently used as a home office. The level of detail seen in the principal chamber of this level is not repeated in this secondary room.

The attic of the original section of the building is partially floored with random-width planks. Sash-sawn common rafters form the roof structure, and one-by-six inch boards form the nailing strips for the metal roof. The nailers are circular sawn and appear to be replacements. Both chimney stacks are stepped back slightly before penetrating the roof.

Access to the lowest level of the circa 1820 addition, currently used as a den, is gained through a door opening on the south wall, and via an enclosed winding stair from the upper-level dining room. A fireplace is centered on the eastern wall of the den. The doors and windows of the south wall are likely replacements and support the alterations of the south wall seen in the exterior examination. Much of the material visible in the den is re-used with a combination of hewn, sash-sawn, and circular-sawn material. Although obscured by later additions, the former exterior north wall of this level is partially visible behind a staircase from the kitchen to the basement of the circa 1980 addition. An early six-over-three-light, double-hung, wood-sash window pierces this wall.

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The main level of the circa 1820 addition comprises the formal dining room, which contains a blocked fireplace along the east wall, three openings along the north wall, and one opening in the west wall. The west wall opening is a cased passageway leading to the living room. Openings in the north wall include two early windows without sash and a second cased passageway connecting to the circa 1980 addition. Two window openings are located in the south wall. Both feature beaded casings and replacement sills. A sash-sawn lintel tops both windows and spans nearly the entire width of the wall. The interior stone walls are exposed and heavily parged. A portion of the former exterior north wall is visible from a stairhall in the circa 1980 addition. The original soffit line is clearly visible about six inches above the head of a window and is evidenced by the ghost remnants of exterior parging.

The upper level of the circa 1820 addition is accessed by the stair contained within the circa 1980 addition. Evidence of the original roof location of the circa 1820 addition is visible in two locations: a ghost of roofing tar at the top of the stair and the partially-exposed east gable wall in the southeast bedroom. The main level of the circa 1980 addition houses a kitchen and informal eating area plus a half bath and laundry room; the basement contains utility and storage areas; and the second story contains a master bedroom suite with full bath plus a guest suite (southeast bedroom) and full bath in the hallway.

## **Secondary Resources**

The dwelling is associated with one contributing building. South and slightly east of the house stands a stone springhouse, which supplies water to the dwelling and to one of the barns.

Partially excavated into the ground, the springhouse contains an open area to the west to access the flow of the spring and an enclosed section to the east that was likely a dairy. The dairy is entered through a vertical-batten door and is pierced by windows in the north and south walls.

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Both windows are slightly above grade with the opening to the north being slightly rectangular and the one to the south being square. Neither window holds a sash. The ceiling joists are stripped logs, and double layers of circular-sawn lumber form an attic floor. The rafters are modern material joined at the ridge with wire nails. The gables are sheathed in vertical boards, and the roof is covered with corrugated metal.

A concrete block barn is located south and slightly west of the dwelling (circa 1980). The barn is oriented roughly on an east-west axis. Sliding, vertical-board doors provide access along the longitudinal wall, and a single-leaf door opens the south wall. The doors all contain fixed-pane lights. Adjacent to the door of the south wall is a vinyl, sliding window. The interior of the barn contains four stalls and a separate wash room. Prefabricated metal panels cover the roof of the barn.

A second barn stands immediately south of the concrete-block building (circa 1985). This barn is a pre-fabricated metal structure with sliding, metal-sash windows; sliding, metal equipment door; box-seam metal walls and roof sheathing; and a ridgeline cupola.

The final building at Sleepy Hollow Farm is a circa 1985 guest house near Thomas Mill Road. This dwelling is a four-bay, one-story, side-gable building on a concrete foundation. The two right-hand bays hold one-over-one-light, double-hung, synthetic sash windows with snap-in grilles replicating a six-over-nine-light configuration. The left-hand bay is a paired window with single-light windows replicating a multi-light configuration. The door is situated in the second bay from the left and is a replacement, vinyl unit with three-light sidelight. All doors and windows are framed by synthetic shutters. An end chimney rises from the west elevation. The building is sheathed in vinyl siding, and the roof is covered with asphalt shingles.

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## **Integrity of Historic Resources**

Sleepy Hollow Farm retains integrity of materials, workmanship, feeling, association, design, setting, and location. Few modifications to the original building fabric are apparent; repairs to such items as masonry and roofing were executed with in-kind materials and workmanship. The late-twentieth-century addition to the one-story portion of the building does not compromise the integrity of the building, as it minimally affected the character-defining features of the house at Sleepy Hollow Farm; furthermore, the location, design, and materials of the building clearly differentiate the historic building from the addition and are compatible in scale, mass, and form to the historic resource. The springhouse also retains integrity of materials, design, materials, location, setting, and association. The replacement roof structure does not compromise the character-defining features of the springhouse such as its relation to the house and the flow of the spring through the building.

The guest house, masonry-unit barn, and metal barn do not contribute to the significance of the property; however, the presence of these structures, constructed in the mid-to-late twentieth century, does not compromise the overall integrity of Sleepy Hollow Farm.

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## STATEMENT OF SIGNIFICANCE:

Located on 14.5 acres in Loudoun County, Virginia, Sleepy Hollow Farm lies in the shadow of Kittoctin Mountain and includes an evolved two-story stone dwelling, the original section built in 1769 by Jacob Janney, with additions added in circa 1820 and 1980. The property possesses the qualities of significance under two National Register criteria: Criterion A in agriculture and its association with historic patterns of settlement and development in Loudoun County and the Leesburg area; and Criterion C for its high-quality interior finish, early architectural form, and its representation of trends in architectural transition. The property also includes a stone springhouse, a concrete block barn, a pre-fabricated metal barn, and a frame guest house. The Period of Significance extends to the first time the name Sleepy Hollow appeared on the deed of trust in 1913.

### Justification for Criteria:

Sleepy Hollow Farm is significant under Criterion A in agriculture and its representation of settlement and development patterns in Loudoun County. Jacob Janney's relocation from Bucks County in the mid-eighteenth century represents the movement of Quaker families to the Waterford and Leesburg areas. Janney was devoted to the Society of Friends, helping in the acquisition of land for the Goose Creek Friends Meeting and serving as one of its trustees. Janney's business interests reflected the Loudoun County economy. The Quaker acceptance of scientific agricultural practices allowed farmers to increase yields while enhancing the soil. Janney not only owned considerable agricultural land, but his entrepreneurial spirit led him to establish a blacksmith shop in Leesburg and operate both saw- and gristmills. The agricultural economy of Loudoun County continued to expand in the opening years of the nineteenth century. Focusing on the cultivation of grain for shipment to Alexandria or Baltimore, landowners increased production providing them the opportunity to accumulate sufficient wealth for

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domestic improvements. After James and Benjamin Saunders acquired Sleepy Hollow Farm at the close of the eighteenth century, the dwelling experienced a major rebuilding consistent with trends seen throughout the upper Piedmont and Shenandoah Valley.<sup>1</sup>

Under Criterion C, the stone dwelling at Sleepy Hollow Farm achieves significance for the high level of interior finish seen in mantels, presses, and trim. The stylistic motifs are exceedingly well executed and the woodwork exhibits high levels of craftsmanship. Dating from the early decades of the nineteenth century, the interior detailing of the house represents the diffusion of stylistic treatments from urban centers to the rural landscape as the accumulation of wealth, prompted by the burgeoning agricultural economy, allowed homeowners to enlarge and enhance their dwellings.

The stone house at Sleepy Hollow Farm is also significant for its form and plan. The original section of the house was constructed in 1769. This section displays the hall-and-parlor plan popular in Maryland and Virginia from early settlement until well into the nineteenth century. The stone house is substantially larger than many Loudoun County buildings of the middle decades of the eighteenth century and likely represents the building traditions and spatial preferences of the Janney family. Arriving from Bucks County, Pennsylvania in the mid-eighteenth century, the Janney family likely brought cultural ideologies from the Great Valley of Pennsylvania where two-story, brick or stone, hall-and-parlor-plan dwellings proved popular among English and Welsh Quakers.<sup>2</sup>

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## Historical Background:

### *The Colonial Period*

The 14.5-acre Sleepy Hollow Farm property lies southwest of Leesburg in Loudoun County, Virginia. The current acreage appears to have been part of a 469-acre tract granted to Mary Janney of Fairfax County by Thomas, sixth Lord Fairfax, the Proprietor of the Northern Neck of Virginia. The patent, dated 13 November 1754, described the land as located “on the west side of Kittoctin Mountain” and bordered by the property of George Attwood, Francis Wilks, and Henry William Fairfax.<sup>3</sup> Mary Janney was widowed circa 1750; her husband, Amos Janney, came to Virginia in 1733 from Bucks County, Pennsylvania, and settled near present-day Waterford. Mary and Amos Janney were Quakers, members of the Society of Friends.<sup>4</sup> Mary’s will, written in 1767, identified Mahlon Janney as their only son.<sup>5</sup>

At the time Mary Janney received her patent in 1754, Loudoun County had not yet been established. The origin of the land from which the county was formed has been traced back to 1649, following the escape of Prince Charles (later King Charles II) of England to a Paris suburb due to the beheading of his father, King Charles I. To reward his friends for their support and service, Prince Charles gave seven of them land in Virginia. One of the recipients, Thomas, Lord Culpeper, eventually bought out the shares of the other owners. Lord Culpeper became governor of Virginia in 1680, and his Northern Neck holdings totaled approximately 5.2 million acres located between the head springs of the Potomac and Rappahannock Rivers. Present-day Loudoun County was part of this tract.<sup>6</sup>

A succession of proprietors of the Northern Neck of Virginia ensued. Proprietors appointed agents to carry out the business of the land in their domain. Intermarriage between the Culpeper and Fairfax families resulted in the eventual appointment of Thomas, sixth Lord Fairfax, as Proprietor of the Northern Neck of Virginia in 1719, who granted the patent to Mary Janney in



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1754. At that time, George William Fairfax served as agent, leasing the land to Mary Janney for the standard annual rent of one shilling sterling for each 50 acres. This amount was due each year on September 29, the feast day of St. Michael the Archangel; if two years passed with unpaid rent, the Proprietary reclaimed the land. Prior to the issuance of a patent, a survey was conducted. Mary Janney's tract, which was then located in Fairfax County, was surveyed by her husband Amos Janney, who handled most of the surveying for the Society of Friends before his death circa 1750. Land grants from Thomas, sixth Lord Fairfax, averaged 400 to 700 acres; Mary's 469 acres fell within this range.<sup>7</sup>

Mary Janney retained the 469 acres until 9 August 1762, when she sold her land "on and about Kittocton Mountain" to Quaker Jacob Janney, who likely built the stone house on the present-day Sleepy Hollow Farm property.<sup>8</sup> Jacob Janney was identified as a local blacksmith as early as 1757.<sup>9</sup> In that year, Loudoun County was formed from part of Fairfax County due to complaints of residents who were inconvenienced by traveling to a distant courthouse. Loudoun County was named for John Campbell, the fourth Earl of Loudoun, and governor of Virginia from 1756 to 1759.<sup>10</sup> Sleepy Hollow Farm was located between Shenando Road to the north and Mountain Road to the south; west of Carolina Road; and below Tuscarora Run, a tributary of Goose Creek.<sup>11</sup>

Leesburg, located northeast of present-day Sleepy Hollow Farm, was established as Loudoun's county seat. Initially a small hamlet called George Town in honor of King George II of England, the town of Leesburg was officially laid out on sixty acres of land in 1758.<sup>12</sup> Named for the aristocratic Lee family of Virginia, Leesburg developed rapidly. Mahlon Janney, son of Mary and Amos, was one of the first merchants to purchase a town lot in 1758. Jacob Janney was one of four blacksmiths to set up business on Loudoun Street. Leesburg's first brick courthouse was erected in 1761.<sup>13</sup>

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Loudoun County was an agrarian society during this early period and continued as such well into the twentieth century. European settlement began in the 1720s, and settlement patterns and cultural traditions differed between the eastern and western areas of the county. English migrants from Tidewater Virginia settled east of the Catoctin Mountains and established large tobacco plantations. Germans, Scots-Irish, Dutch, and Quakers from New York and Pennsylvania settled west of the mountains; these migrants farmed smaller landholdings and typically grew wheat.<sup>14</sup>

Quaker families generally settled southwest of Waterford and west of Leesburg between the 1730s and the 1760s. Usually without the help of slaves, Quaker farmers planted corn and wheat using advanced agricultural techniques such as crop rotation, manure fertilization, and clover planting to replenish soil nutrients.<sup>15</sup> Jacob Janney reportedly arrived in the Loudoun County region from Bucks County, Pennsylvania, in 1745; he initially settled at Goose Creek, which later became known as Lincoln.<sup>16</sup> Jacob added to his land holdings between 1757 and 1759, during which time he purchased 210 acres along a branch on the northeast fork of Goose Creek from Robert Stukesbury.<sup>17</sup> Jacob's next acquisition was the 469-acre parcel from Mary Janney in 1762 on which the present-day Sleepy Hollow Farm appears to have been located.<sup>18</sup> By 1765, Jacob Janney owned 800 acres along the northeast and northwest forks of Goose Creek and was one of the largest landowners in Loudoun County.<sup>19</sup>

In addition to his blacksmith shop in Leesburg, Jacob Janney pursued other activities in Loudoun County. Jacob and his wife, Hannah, were very devoted to the Society of Friends.<sup>20</sup> In 1757, Jacob and several fellow Quakers purchased land for the site of the Goose Creek Friends Meeting and served as trustees.<sup>21</sup> Jacob also was instrumental in the creation of new roads in the area. In 1759, he was appointed overseer of a portion of a new road from Williams Gap to

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Leesburg. In 1763, Jacob assisted in determining the route for a new road from William Dodd's homestead, located west of Leesburg, to Goose Creek and through Leesburg.<sup>22</sup>

By 1759, grain crops prevailed throughout the region. At that time, Loudoun County residents were allowed to pay public fees with coin or currency rather than tobacco.<sup>23</sup> Grain crops necessitated the construction of gristmills. Amos Janney's mill located along Kittoctin Creek near Waterford was the first of 18 gristmills built west of Leesburg between 1730 and 1766.<sup>24</sup> By 1759, Jacob Janney's land also featured a gristmill, which was located "east of the south end of Round Hill."<sup>25</sup>

In addition to gristmills, the Janney family also operated sawmills. Amos Janney reportedly owned a sawmill before 1750.<sup>26</sup> A 1784 deed referenced an old sawmill on Jacob Janney's property, suggesting the mill had been constructed well earlier.<sup>27</sup> The presence of these early sawmills supports a mid-eighteenth-century construction date for the stone house at Sleepy Hollow Farm, which was constructed with mill-sawn lumber.

Jacob Janney's landholdings fluctuated between 1765 and the time of his death in October 1786. According to property tax records dated 1 June 1782, Jacob was assessed for 400 acres of land, half the acreage he owned in 1765.<sup>28</sup> When Jacob died, he owned approximately 500 acres of land. Jacob's under-age son Thomas inherited 200 acres lying in the Kittoctin Mountain that appears to have included present-day Sleepy Hollow Farm.<sup>29</sup> In the late eighteenth century, wealthy landowners such as Jacob Janney often rented property to tenants.<sup>30</sup> Jacob's will stated that James Cruthers lived on the 200-acre parcel at the time, confirming the presence of a tenant-occupied dwelling.<sup>31</sup> Thomas Janney and his wife, Anne, sold the property to two brothers, Benjamin and James Saunders, on 15 November 1796.<sup>32</sup>

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### *Architecture of the Colonial Period and the Early Republic*

The architecture of the Colonial era expressed a continuity of the forms and traditions of the early settlement of the New World. While grand manor houses arose throughout Virginia and Maryland, manifesting the prestige of the wealthiest inhabitants of the colonies, the majority of families constructed modest homes that borrowed on numerous cultural and architectural traditions. The single-pile, hall-and-parlor plan formed the basis of most vernacular architecture from the first European settlements until well into the nineteenth century. The plan represented a traditional house form well-suited to the climate and cultural traditions of the colonies. In Pennsylvania, Maryland, and the Chesapeake the hall-and-parlor plan had become popular in rural areas by 1700.<sup>33</sup> Variations of this simple plan included an extension to the rear, the addition of a second level creating an “I-house” form, or the construction of a full-width front porch.<sup>34</sup> Over time, the one-room depth of the building placed limitations on usable space, and lateral additions and rear wings became popular.<sup>35</sup> Hall-and-parlor-plan houses were added to and modified so that the original plan was often masked by wings or the creation of a central passage.

Construction materials of Colonial-period dwellings included log, frame, and masonry with the earliest houses being earthfast. In the Tidewater region, frame predominated; masonry was a localized tradition. In Loudoun County, frame, log, and stone proved most popular in the western portions of the county with some brick construction in the east.<sup>36</sup> Dwellings measured at least 16 by 20 feet as prescribed by Proprietary requirements.<sup>37</sup> Typically one or one-and-a-half stories in height, two-story houses of either brick or stone were uncommon until later in the eighteenth century.<sup>38</sup>

The exterior of vernacular Colonial-period homes lacked extensive ornamentation. High-style examples featured detailed cornices with dentils or modillions, and the entry frequently was

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surrounded by an ornate architrave. A simple box soffit or molded strip finished the cornice of vernacular buildings constructed during the period.<sup>39</sup> Windows were generally small with the bulk of the wall surface being solid. Roof forms were overwhelmingly of the side-gable variant. End chimneys usually rose from both gable walls.

Interior detailing of Colonial-period dwellings ranged from little more than exposed, beaded-edge ceiling joists to elaborate mantels and paneled walls in the more academic examples. Trim assumed a heavy, forceful appearance with a variety of molding profiles such as ogees and beads.<sup>40</sup> Mantels and overmantels frequently displayed crosseted surrounds, and doorways were often topped by classically inspired pediments. Modest homes of the period generally contained mantels with flush or recessed panels, a plain mantelshelf, and beaded window and door trim.

The architecture of the last decades of the eighteenth century and the opening years of the nineteenth represented a movement away from the heaviness of the Colonial period. The Federal style drew upon classical and Renaissance architecture to create a form characterized by vertical emphasis, delicate ornamentation, and precise adherence to proportional relationships.<sup>41</sup> The plan of the Federal-period house expanded. Double-pile, central-passage dwellings became more common and a clear separation of domestic and public spaces occurred. The multi-use rooms of the Colonial period all but disappeared as parlors and dining rooms flanked the central passage. The passage itself became a semi-public space affording the owners the opportunity to control access to other portions of the house.

The exterior of the Federal-period building differed from the Colonial in the expansive amounts of glazing provided by larger windows with fewer panes. Façade details like water tables and belt courses disappeared during the Federal period. Fanlights and sidelights were incorporated into entrance frontispieces, and jack arches with keystones framed window openings.<sup>42</sup> Interior

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detailing incorporated non-geometric detailing with extensive use of reeding, gougework, swags, or urns on mantels and trim.

In western Virginia, Pennsylvania, and Maryland a marked period of redevelopment took place in the opening decades of the nineteenth century. A move from diversified agriculture to one based largely on the cultivation of grains and animal husbandry allowed an accumulation of wealth uncommon in the eighteenth century. The new-found prosperity allowed homeowners to expand their dwellings and embellish them with the latest in architectural detailing. Additions transformed smaller homes into central-passage-plan dwellings. Heavily detailed mantels and presses replaced the paneled architraves and batten cupboards of the Colonial period.

Sleepy Hollow Farm is representative of these trends in architectural evolution. The Janney family arrived in Virginia from Bucks County, Pennsylvania, as early as 1733, and likely brought many building traditions with them. Among these would be the two-story, single-pile, two-room-plan dwelling that Jacob Janney erected at Sleepy Hollow Farm in 1769. Following the teachings of the Society of Friends, the Janneys would not have added considerable embellishment to their homes, and Sleepy Hollow Farm would have expressed the austerity associated with traditional Quaker buildings.

The acquisition of Sleepy Hollow Farm by the Saunders brothers in 1796 led to a period of reconstruction and improvement. The Saunderses took advantage of the open topography of their land to expand the dwelling to the east. Unconstrained by property boundaries or topographic features, rural dwellings frequently expanded laterally rather than to the rear. The rear ell was common mostly in developed areas where the only available space was to the rear of the building. The lateral addition at Sleepy Hollow Farm served two purposes: it allowed for the creation of formal spaces, and it created a variant of the central-passage plan. Utilizing the

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existing building, the addition created a three-cell dwelling. Although not a true central-passage plan, the three cells did allow for a segregation of formal and informal spaces inherent in the Federal-era double-pile, central-passage plan. The existing rooms became formal spaces with the installation of high-style ornamentation, including twin presses and heavily reeded and gouged mantels.

Communication between the sections of the house representing the two building periods necessitated the reconfiguration of the interior space of the 1769 building. The ghost visible on the east wall of the cellar implies that a boxed, winding stair descended from the left of the fireplace in the east room. The narrow confines of this space prevented a similar stair to the second level, and a possible configuration would have been an ascending stair to the right of the fireplace. Construction of the addition forced the removal of the cellar stair and the installation of an exterior bulkhead. The second level stair in the east room was relocated to the left of the fireplace (removed circa 1980), and a new opening was created in its place that connected the hall of the original building with the addition.

The addition constructed at Sleepy Hollow Farm circa 1820 moved domestic functions to a secondary location. The single-story height of the addition may have been dictated by finances, or designed intentionally to differentiate the formal from the mundane. While the interior of the building paid considerable attention to the popular culture of the early nineteenth century, the exterior was only moderately enhanced. The fluted and gouged cornice is the only feature that approaches the stylistic treatment of the interior. Unlike many Federal-era buildings, the entry lacks any evidence of the fan- and sidelights so common during the period; this feature is frequently the only indication of the style. It is possible that a shed- or flat-roofed portico framed the doorway, drawing further attention to the entry and away from the service wing.

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The transformation of Sleepy Hollow Farm illustrates the transition from simple forms and detailing to more elaborate forms as social and cultural traditions evolved. The hall-and-parlor plan incorporated all facets of daily life into two rooms; the parlor usually served as both chamber and entertaining space while the hall typically encompassed activities ranging from cooking and domestic functions to informal gatherings.<sup>43</sup> Occasionally, cellar fireplaces supported cooking activities; however, the cellar of the original portion of Sleepy Hollow Farm did not contain fireplaces as the tops of the chimney-base openings are framed with sawn lumber. A stove thimble was added to the east chimney base at a later date. Quaker builders in Loudoun County frequently constructed outbuildings to house kitchens. Fire insurance regulations dictated that kitchens were constructed at least 20 feet from the dwelling.<sup>44</sup>

As the size of the building and sophistication of social life increased, rooms acquired hierarchical levels of detailing expressing the wealth and status of the owners. The one-story addition likely replaced the hall for daily activities while the original two rooms were redecorated with well-executed mantels, presses, and trim creating rooms for the reception and entertainment of guests.

### *The Nineteenth Century*

By the nineteenth century, Loudoun County had become well known for its agricultural production. Wheat, livestock, and orchard products were the main commodities. New agricultural labor-saving devices, soil management techniques, and agricultural societies resulted in increased farm output. In 1850, over 70 grist- and sawmills located in Loudoun County processed local commodities<sup>45</sup>

The present-day Sleepy Hollow Farm remained in the Saunders family until the mid-nineteenth century. By 1855, Philip Saunders, son of James Saunders, had acquired a 50-acre share in two adjoining tracts of land owned by James and his brother Benjamin at the time of their deaths.



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This land contained the present-day Sleepy Hollow Farm. The property was described as lying “on the road leading from Leesburg to Gore’s Store, known as the Dry Mill Road.”<sup>46</sup> Yardley Taylor’s 1853 *Map of Loudoun County, Virginia*, depicted the location of present-day Sleepy Hollow Farm in the Catoctin Mountain area and northeast of the residence of B. Saunders, Philip’s brother Benjamin. The dwelling was located near Tuscarora Creek and along the above-mentioned road, mid-way between Leesburg and the Hughesville Post Office.

The 50-acre parcel of Philip and his wife, Amanda, was sold at public auction on 23 October 1858 in front of the Loudoun County Courthouse in Leesburg.<sup>47</sup> The sale was advertised in the Leesburg *Washingtonian* on 24 September 1858. The ad identified a stone house, a corn house, a wagon house, and other outbuildings on the property. The land was described as “very desirable, well watered, with an abundance of good fruit” and was located “near the line of the Alexandria, Loudoun and Hampshire Railroad.”<sup>48</sup> David Carr, Henry T. Harrison, and Levin W. S. Hough purchased the property.<sup>49</sup> David Carr, a 65-year-old wealthy farmer residing west of the Philip Saunders property, owned real estate valued at \$35,000 in 1860.<sup>50</sup> (U.S. Census 1860). Philip Saunders had died by that year, and a chancery case involving several members of the Saunders family resulted in the partitioning of Philip’s former 102-acre estate, which included the 50 acres acquired from his father and uncle. This 50-acre property, recently purchased by Carr, Harrison, and Hough, was re-surveyed as Lot No. 2, a 40-acre parcel, on 10 April 1860.<sup>51</sup> The property retained its 40-acre size for nearly a century.

The beginning of the Civil War disrupted daily life in Loudoun County. When Virginia seceded from the Union in 1861, most of the citizens of Loudoun County embraced the Confederate cause. While the Quaker and German communities had voted against secession, the citizens in the other communities in the county had endorsed secession overwhelmingly. Loudoun County

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men quickly formed companies in support of the Confederacy, and the county became a crossroads for troop movement.

The most significant battle fought in the county occurred in 1861. The day-long Battle of Ball's Bluff, also known as the Battle of Leesburg, took place northeast of Leesburg along the Potomac River at Harrison's Island. Loudoun County suffered severely throughout the war: barns and mills burned, livestock confiscated, and forage and subsistence destroyed.<sup>52</sup> Archival records provided little insight into the role Sleepy Hollow Farm played during the Civil War. It is possible that the movement of Confederate and Union troops brought soldiers down Thomas Mill Road, but there is no substantive evidence to support this. One of the owners of Sleepy Hollow Farm during the Civil War was Henry T. Harrison. It is likely that this is the same individual who owned the home in the Town of Leesburg that served as Robert E. Lee's headquarters while the Army of Northern Virginia moved through Loudoun County on its way into Maryland, which resulted in the Battle of Antietam in 1862.<sup>53</sup>

Carr, Harrison, and Hough retained ownership of the 40-acre Sleepy Hollow Farm parcel throughout the war but most likely did not live there. On 19 January 1870, the three owners sold the property to John W. Loveless, a 42-year-old farmer born in Virginia, for \$1,800.<sup>54</sup> Loveless was reported as living on his recently purchased property in a deed of trust dated 26 December 1871.<sup>55</sup> John Loveless declared bankruptcy on 22 January 1874, and the 40-acre property was again sold at public auction on 9 August 1875, reverting back to the ownership of David Carr.<sup>56</sup> On 7 July 1877, Carr sold the property to Charles C. Mercier for \$1,600.<sup>57</sup> Mercier retained the property for nearly three decades.

By the 1880s, Loudoun County's agriculture had rebounded from the effects of the Civil War, partly due to improved transportation.<sup>58</sup> By 1900, 1,948 farms operated in the county, and 92 per

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cent of the county's land was cultivated.<sup>59</sup> Most farms encompassed between 100 and 174 acres; Mercier's 40-acre parcel ranked far below the average acreage.<sup>60</sup> Dairy farming became one of the county's leading industries by the 1920s, with corn and wheat being primary crops.<sup>61</sup>

### *The Twentieth Century*

Between 1906, when Mercier sold his property to Carrie J. Phillips for \$1,750, and 1949, the 40-acre Sleepy Hollow Farm parcel changed hands six times.<sup>62</sup> Owners included Charles E. Arnett, Charles N. Ely, Arthur H. Schmidt, Robert T. Sutherland, and Coleman C. Gore.<sup>63</sup> The property was described as "The Loveless Tract" in the 1906 deed. The name "Sleepy Hollow farm" first appeared in a 1913 deed of trust.<sup>64</sup> As referenced in a 1942 deed of trust, the property included "a stone dwelling, a frame tenant house and outbuildings."<sup>65</sup>

During the 1930s, an extensive drought and the Great Depression resulted in the decline of Loudoun County agriculture, and the number of operating farms decreased.<sup>66</sup> The Sleepy Hollow Farm property was divided in 1949, when Coleman C. Gore transferred 11.9 acres of his 40-acre tract to James C. Salvant, Jr.; these 11.9 acres included the stone house.<sup>67</sup> During the post-World War II period, improvements to major roadways such as Virginia Route 7 and U.S. Route 15 dramatically changed Loudoun County's traditional rural character. An increasing number of residents pursued employment outside the county. Loudoun County farms continued to disappear.<sup>68</sup>

Three land transactions between 1949 and 1972 resulted in Sleepy Hollow Farm's ownership by William S. Eaton, William J. Lippold, and John Michael Boyd.<sup>69</sup> Boyd also purchased a 2.6-acre parcel behind the dwelling, making Sleepy Hollow Farm a 14.5-acre property by 1983, when it was sold to Preston L. Potter.<sup>70</sup> Following three subsequent owners--Arthur Boyd, George W. Heiser, and Stephen T. Gaitten--Sleepy Hollow Farm was purchased in 2001 by Daniel S. and

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Rebecca B. Costello, the present owners.<sup>71</sup> (Loudoun County Land Records 1049/340, 1600/2028, 1847/1165, 1880/682).

Although an archaeological survey has not been conducted on the property, archaeological investigations could yield potential information on the location of earlier buildings on the property as well as material culture related to domestic and farm life during the 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup> centuries.

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## *Notes for Section 8*

<sup>1</sup> Ann E. McCleary, "Forging a Regional Identity: Development of Rural Vernacular Architecture in the Central Shenandoah Valley, 1790-1850," in *After the Backcountry: Rural Life in the Great Valley of Virginia, 1800-1900*, ed. Kenneth E. Koons and Warren R. Hofstra (Knoxville: University of Tennessee Press, 2000), 92-95.

<sup>2</sup> Deborah Stephens Burns and Richard J. Webster, *Pennsylvania Architecture: The Historic American Buildings Survey with catalog entries 1933-1990* (Harrisburg: Commonwealth of Pennsylvania, Pennsylvania Historical and Museum Commission, 2000), 206.

<sup>3</sup> Loudoun County, Va., *Patent Records*, (1754) Liber H/Folio 570.

<sup>4</sup> Loudoun County, Va., *Land Records*, Liber C/Folio 364; and "Goose Creek Monthly Meeting," (electronic document at [www.geocities.com/mckyrbnsn/meetings/goosecreek.html](http://www.geocities.com/mckyrbnsn/meetings/goosecreek.html), n.d.).

<sup>5</sup> Loudoun County, Va., *Wills*, Liber A/Folio 169; and Helen Hirst Marsh, "The First Loudoun Water Mills, 1973," manuscript, p. 8, Loudoun County – Prior to 1800 vertical file, Thomas Balch Library, Leesburg, Va.

<sup>6</sup> Penelope Morgan Osborn, "Colonial Loudoun County, 1960," manuscript, p. 1-2, Loudoun County – Prior to 1800 vertical file, Thomas Balch Library, Leesburg, Va.; and Eugene M. Scheel, "Settlement, 1986," manuscript, p. 1, Loudoun County – Prior to 1800 vertical file, Thomas Balch Library, Leesburg, Va.

<sup>7</sup> Osborn, 3-7; Scheel, 1; and Eugene M. Scheel, *Loudoun Discovered: Communities, Corners, and Crossroads*, vol. 4, *Quaker Country and the Loudoun Valley* (Leesburg, Va.: Friends of the Thomas Balch Library, 2002), xi.

<sup>8</sup> *Land Records*, C/362; and John T. Phillips, II, *The Historians Guide to Loudoun County, Virginia*, vol. 1, *Colonial Laws of Virginia and County Court Orders, 1757-1766* (Leesburg, Va.: Goose Creek Publications, 1996), 526.

<sup>9</sup> Phillips, 347.

<sup>10</sup> Scheel, "Settlement," 4.

<sup>11</sup> John T. Phillips, II and Wade C. Snyder, "Map of Loudoun County, Virginia, Circa July 1757 in *The Historians Guide to Loudoun County, Virginia*, vol. 1, *Colonial Laws of Virginia and County Court Orders, 1757-1766* (Leesburg, Va.: Goose Creek Publications, 1996).

<sup>12</sup> Charles P. Poland, Jr., *From Frontier to Suburbia* (Marceline, Mo.: Walsworth Publishing Company, 1976), 10.

<sup>13</sup> Phillips, 332-334.

<sup>14</sup> Poland, 6-7; Marsh, 21-22.

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<sup>15</sup> Scheel, *Loudoun Discovered*, xi-xii; Scheel, "Settlement," 2-4.

<sup>16</sup> Elizabeth F. Morgan, "Loudoun County, 1937," manuscript, p. 291, Loudoun County – Prior to 1800 vertical file, Thomas Balch Library, Leesburg, Va.

<sup>17</sup> *Land Records*, A/28; A/258.

<sup>18</sup> *Land Records*, C/362.

<sup>19</sup> Phillips, 260.

<sup>20</sup> "Goose Creek Monthly Meeting."

<sup>21</sup> Phillips, 524.

<sup>22</sup> *Ibid.*, 313, 337-338.

<sup>23</sup> *Ibid.*, 191.

<sup>24</sup> *Ibid.*, 219.

<sup>25</sup> *Ibid.*, 231.

<sup>26</sup> Marsh, 8.

<sup>27</sup> *Land Records*, O/62; O/64.

<sup>28</sup> Loudoun County, Va., *Land Taxes* (1782).

<sup>29</sup> *Wills*, C/223.

<sup>30</sup> Poland, 26.

<sup>31</sup> *Wills*, C/223.

<sup>32</sup> *Land Records*, X/258.

<sup>33</sup> Burns, 41-42.

<sup>34</sup> Virginia and Lee McAlester, *A Field Guide to American Homes* (New York: Alfred A. Knopf, 1989), 80.

<sup>35</sup> Burns, 41-42.

<sup>36</sup> Scheel, "Settlement," 3.

<sup>37</sup> Scheel, *Loudoun Discovered*, xii.

<sup>38</sup> *Ibid.*

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<sup>39</sup> Gabrielle Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore: The Johns Hopkins University Press, 1997), 124.

<sup>40</sup> Ibid., 125.

<sup>41</sup> Ibid., 127.

<sup>42</sup> Ibid., 130-131.

<sup>43</sup> Ibid., 16-19.

<sup>44</sup> Scheel, "Settlement," 4.

<sup>45</sup> Poland, 74, 84, 92-93.

<sup>46</sup> *Land Records*, 5M/249.

<sup>47</sup> *Land Records*, 5R/306.

<sup>48</sup> *Washingtonian*, Leesburg, Va., 24 September 1858.

<sup>49</sup> *Land Records*, 5R/306.

<sup>50</sup> "U.S. Census" (electronic document at [www.heritagequest.com](http://www.heritagequest.com), 1860).

<sup>51</sup> *Land Records*, 6A/27; and Loudoun County, Va., *Chancery Court Records* (1860), Liber M/Folio 933.

<sup>52</sup> Jeffry D. Wert, *Mosby's Ranger's* (New York: Simon & Schuster, 1991), 260-263; Poland, 163, 188, 193-202, 215; Patrick A. Deck and Henry Heaton, *An Economic and Social Survey of Loudoun County* (Charlottesville: University of Virginia Extension Series, 1926), 19; David M. Frantum and Clifford E. Henry, ed., *No Sound Can Awake Them to Glory Again* (Privately printed: Signature Book Printing, 1998), 19; and Henry P. White, "Historical Sketch of Loudoun County," in *An Economic and Social Survey of Loudoun County*, ed. Patrick A. Deck and Henry Heaton (Charlottesville: University of Virginia Extension Series, 1926), 18.

<sup>53</sup> Poland, 204.

<sup>54</sup> *Land Records*, 6A/24; and "U.S. Census" (electronic document at [www.heritagequest.com](http://www.heritagequest.com), 1870).

<sup>55</sup> *Land Records*, 6C/298.

<sup>56</sup> *Land Records*, 6K/277.

<sup>57</sup> *Land Records*, 6K/284.

<sup>58</sup> Poland, 127, 237.

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**Loudoun County, Virginia**

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<sup>59</sup> James W. Head, *History and Comprehensive Description of Loudoun County, Virginia* (Virginia: Park View Press, 1908), 83; and Deck and Heaton, 42.

<sup>60</sup> Deck and Heaton, 83.

<sup>61</sup> White, 23; and Poland, 319.

<sup>62</sup> *Land Records*, 8D/303.

<sup>63</sup> *Ibid.*, 8L/377, 8T/404, 10Y/260, 11P/252, 11V/51.

<sup>64</sup> *Ibid.*, 8T/405.

<sup>65</sup> *Ibid.*, 11P/254.

<sup>66</sup> Poland, 328.

<sup>67</sup> *Land Records*, 13D/422.

<sup>68</sup> Poland, 342, 362.

<sup>69</sup> *Land Records*, 13L/242, 401?227, 550/787.

<sup>70</sup> *Ibid.*, 829/1165.

<sup>71</sup> *Ibid.*, 1049/340, 1600/2028, 1847/1165, 1880/682.



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Additional UTM References

5	<div>18</div> <div>Zone</div>	<div>273169</div> <div>Easting</div>	<div>4333001</div> <div>Northing</div>	7	<div>18</div> <div>Zone</div>	<div>273306</div> <div>Easting</div>	<div>4332984</div> <div>Northing</div>
6	<div>18</div> <div>Zone</div>	<div>273297</div> <div>Easting</div>	<div>4332662</div> <div>Northing</div>				

GEOGRAPHICAL DATA

Verbal Boundary Description:

The proposed boundary begins at Thomas Mill Road, south and slightly west of the dwelling, then proceeds northwest a distance of approximately 1900 feet. The boundary then turns northeast a distance of approximately 300 feet before turning southeast. The boundary continues southeast for about 1500 feet before turning southwest a distance of 400 feet to Thomas Mill Road. The boundary then follows Thomas Mill Road for 750 feet to the beginning encompassing 14.45 acres. The property is fully described as Parcel ID Numbers 348397542 and 348490739 of the Loudoun County, Virginia, property inventory.

Boundary Justification:

The boundary includes the dwelling and support structures of Sleepy Hollow Farm. The current property encompasses roughly 14.5 acres; however, the historic boundaries contained land amounting to as many as 190 acres during the tenure of Jacob Janney in the late eighteenth century. The Saunders family controlled approximately 50 acres of land in the mid-nineteenth century and the parcel remained largely unchanged until 1949 when the house and 11.9 acres were transferred to James Salvant. In 1983, then owner John Boyd added a 2.6 acre woodlot behind the house bringing the total to 14.5 acres. Although the 2.6 acres north of the house were consolidated with the house in the late twentieth century, it is a portion of the original Janney

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holdings. The property possesses the qualities of significance under Criterion A for its association with broad patterns of Loudoun County settlement and agricultural history, and under Criterion C for its ability to embody the distinctive characteristics of a type, period, or method of construction. The proposed boundary incorporates those buildings manifesting significance and serves to protect the setting of the dwelling and its ancillary building.

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**Loudoun County, Virginia**

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**The following information is common to all photographs:**

**All photographs are of:**

**Sleepy Hollow Farm, Loudoun County**

**VDHR File Number 053-0273**

**Photographer: R.C. Goodwin & Associates, Inc.**

**Location of Negative: Virginia Department of Historic  
Resources Archives, Richmond, Virginia**

**Negative Number: 22527**

**Date: August 29, 2005**

1. VIEW OF: South elevation  
FRAME NO: 34  
PHOTO: 1 of 12
2. VIEW OF: Southeast elevation, looking northwest  
FRAME NO: 33  
PHOTO: 2 of 12
3. VIEW OF: South elevation and springhouse, looking northwest  
FRAME NO: 29  
PHOTO: 3 of 12
4. VIEW OF: Mantel detail in first floor, west parlor  
FRAME NO: 19  
PHOTO: 4 of 12
5. VIEW OF: Press detail in first floor, west parlor  
FRAME NO: 17  
PHOTO: 5 of 12
6. VIEW OF: Cornice detail of press in first floor, west parlor  
FRAME NO: 16  
PHOTO: 6 of 12
7. VIEW OF: Mantel detail in first floor, east parlor  
FRAME NO: 21  
PHOTO: 7 of 12

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**Sleepy Hollow Farm**  
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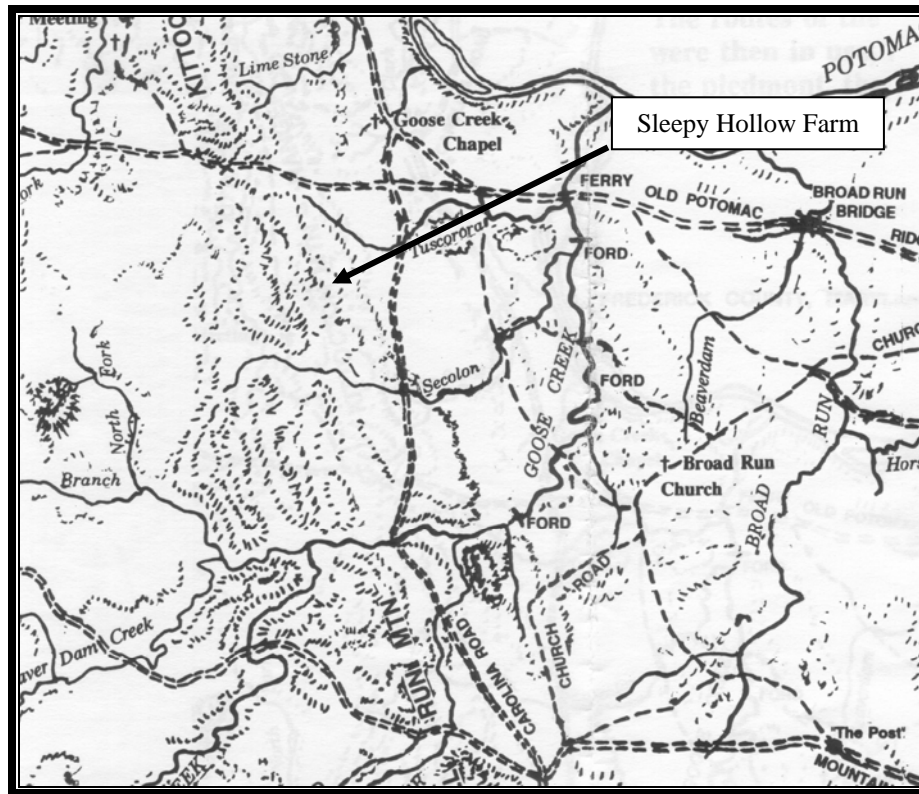
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8. VIEW OF: Second floor, west chamber looking southwest.  
FRAME NO: 25  
PHOTO: 8 of 12
9. VIEW OF: Circa 1820 addition, first floor room looking southeast  
FRAME NO: 22  
PHOTO: 9 of 12
10. VIEW OF: Springhouse, north elevation  
FRAME NO: 35  
PHOTO: 10 of 12
11. VIEW OF: Non-contributing; barns southwest of house looking northwest  
FRAME NO: 30  
PHOTO: 11 of 12
12. VIEW OF: Non-contributing; guest house southwest of house looking northwest  
FRAME NO: 13  
PHOTO: 12 of 12

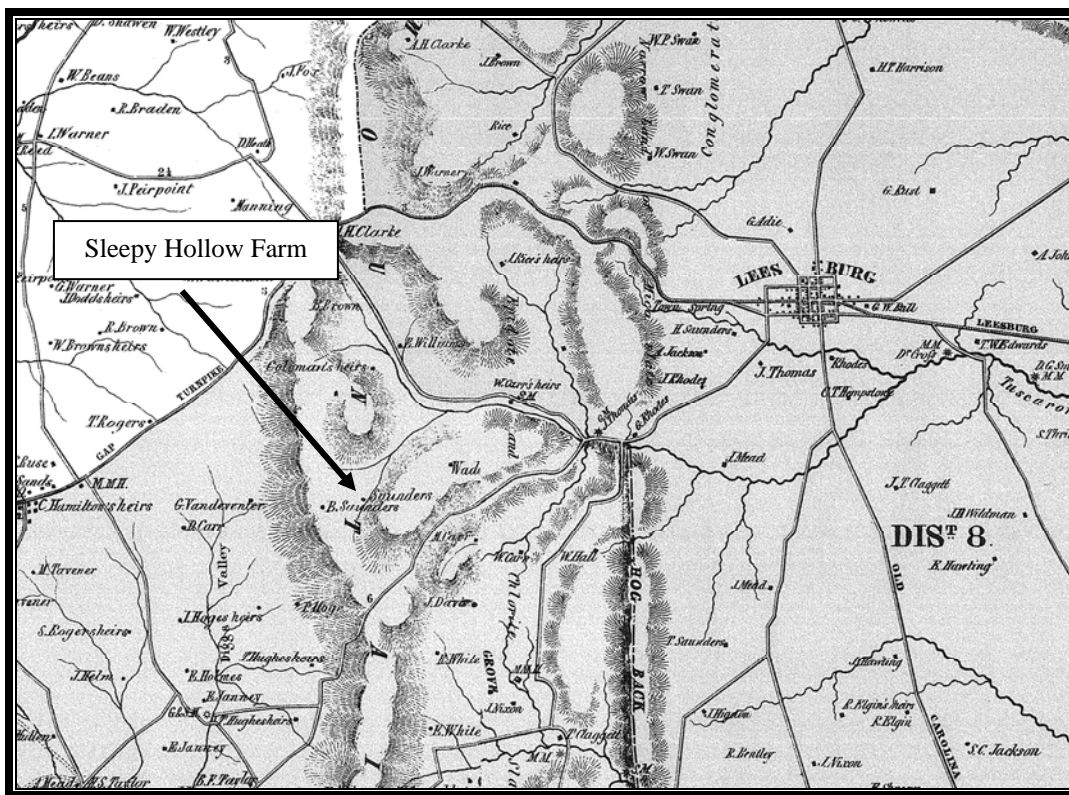
## ATTACHMENT 1



Approximate location of Sleepy Hollow Farm property, circa 1757 (Source: Phillips and Snyder 1996).

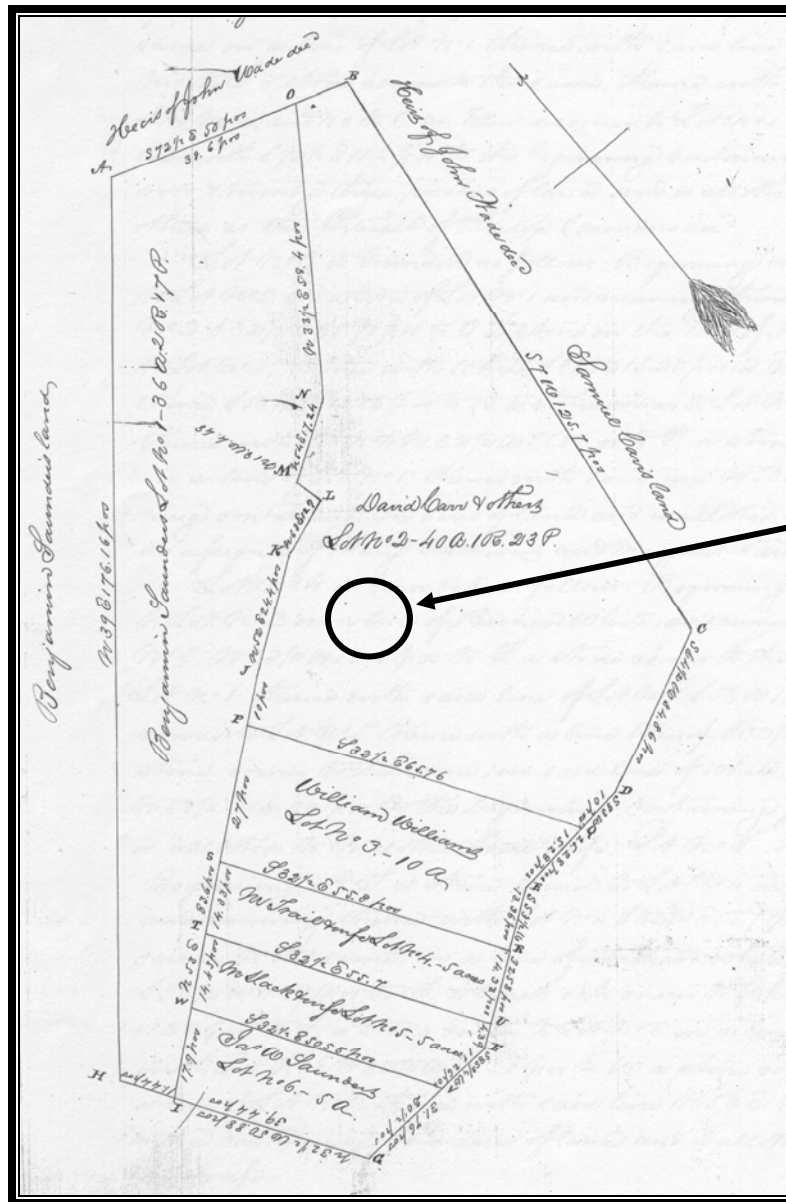


## ATTACHMENT 2



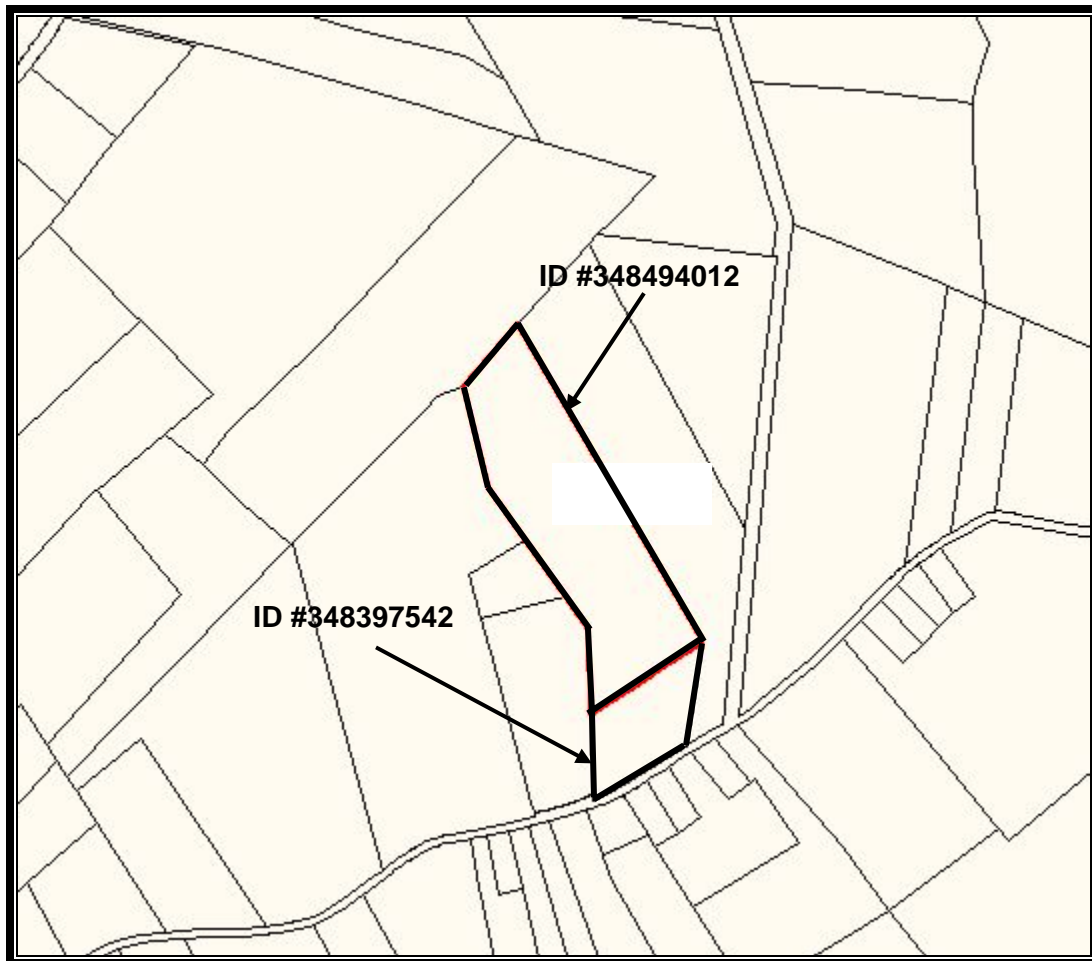
Excerpt of 1853 Map of Loudoun County showing location of Sleepy Hollow Farm (Source: Taylor 1853).

# ATTACHMENT 3



Sleepy Hollow Farm property from survey of 1860 (Source: *Land Records 6A/27; Chancery Court M/933*).

ATTACHMENT 4



Loudoun County Parcel Identification Numbers for Sleepy Hollow Farm (Loudoun County n.d.)

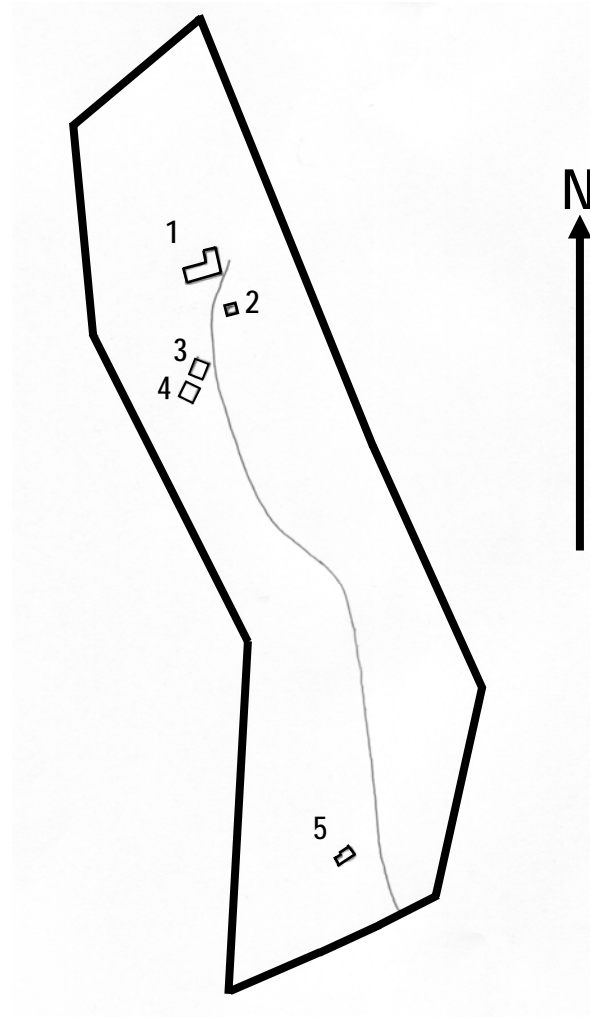
ATTACHMENT 5

**Site Map**  
**Sleepy Hollow Farm (VDHR File Number 053-0273)**  
**39902 Thomas Mill Road**  
**Leesburg**  
**Loudoun County, Virginia**

Not to Scale

Key:

- |            |  |
|------------|--|
| Building 1 | Dwelling (contributing)                      |
| Building 2 | Springhouse (contributing)                   |
| Building 3 | Concrete block barn (non-contributing)       |
| Building 4 | Pre-fabricated metal barn (non-contributing) |
| Building 5 | Guest house (non-contributing)               |



ATTACHMENT 6

**Existing Condition Floor Plan**  
**Sleepy Hollow Farm (VDHR File Number 053-0273)**  
**39902 Thomas Mill Road**  
**Leesburg**  
**Loudoun County, Virginia**

